

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 16273 of the Lab School of Washington and George and Georgette Amouri, pursuant to 11 DCMR 3108.1 (new 3104.1), for a special exception under Section 206 to allow an addition to an existing private school and increase the maximum enrollment from 250 students to 310 students in an R-1-B District at premises 4759 Reservoir Road, N.W. (Square 1372, Lots 19, 20 and 24).

HISTORY OF PROCEEDING

**HEARING DATE:** November 19, 1997

**DECISION DATE:** December 3, 1997

**DISPOSITION:** The application was **GRANTED** on December 3, 1997 with **THREE CONDITIONS** by a vote of 3 – 0 (Betty King, Sheila Cross Reid, Susan Morgan Hinton to grant; Laura Richards not voting, not having heard the case). The Board of Zoning Adjustment also at its public meeting of December 3, 1997 adopted the Order.

**FINAL DATE  
OF ORDER:**

February 24, 1998

ORDER ON MOTION FOR MODIFICATION OF APPROVED PLANS

The Applicant (the Lab School) filed a motion that consisted of two components. The school requested: (1) modification of approved plans to allow for a one-story addition to the southern side of the existing two-story carriage house on the campus; and (2) a waiver from Subsection 3335.3 (new 3129.3) of the Zoning Regulations, which states that a request for modification of plans must be filed within six months of the date of the final order.

The Board indicated that the Applicant's request to modify existing plans did not involve approved plans, rather a new plan. The Applicant did not discuss the carriage house, which is located on the campus, substantively, as part of the original application. The Board stated that the Lab School should reapply under the Special Exception provisions of the Zoning Regulations to add the proposed one-story addition to the carriage house. As such, a new public hearing should be held on the proposal and the Applicant would be required to meet all zoning requirements for filing, advertising, and posting of the property.

BZA

Case No. 16273

Exhibit No. 36

441 4th Street, N.W., Suite 210-S, Washington, DC 20001 (202) 727-6311

At the November 19, 1997 public hearing, the proposal the Applicant presented to the Board was as follows:

"In order to meet the athletic and academic needs of its students, and for accreditation purposes, the Lab School proposes to construct two new buildings on the campus: a gymnasium and an additional classroom building. Other improvements will also be made to the property, including a courtyard created as a result of the new construction that will surround the existing carriage house, a covered walkway along the perimeter of the new courtyard, and reconfiguration of the existing parking lot. A minimum of 82 parking spaces will be provided. The proposed expansion of the Lab School also contemplates an increase in the student enrollment limit from 250 to 310 pupils, and a total of 40 full-time and 54 part-time employees." (Exhibit No. 23).

Although the carriage house was identified on the project's site plan, the original application did not include plans for its reconfiguration or enlargement. Therefore, the provisions of Section 3129, including the six-month filing deadline in Subsection 3129.3, are not applicable and the Board did not grant the requested waiver.

The Board concludes that the Applicant did not present plans at the original hearing on the application for the carriage house. Although the carriage house is a part of the campus and identified on the site plan, there were no plans presented at the public hearing for its alteration. Constructing a one-story addition to the carriage house would represent a significant alteration of plans from those that were originally approved, thus requiring a new hearing. Accordingly, the Board hereby **ORDERS** that the **MOTION FOR MODIFICATION OF APPROVED PLANS BE DENIED**.

**VOTE: 3 - 0** (Betty King, Jerry Gilreath and Sheila Cross Reid to deny).

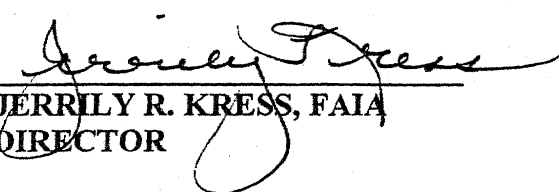
**DECISION DATE:** June 2, 1999

**BY ORDER OF THE DC BOARD OF ZONING ADJUSTMENT**

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Each concurring member (Sheila Cross Reid, Robert Sockwell, Anne Renshaw, Rodney Moulden) has approved the issuance of this Order and authorized the undersigned to execute this Decision and Order on his or her behalf.

ATTESTED BY:

  
JERRILY R. KRESS, FAIA  
DIRECTOR

FINAL DATE OF ORDER: AUG 22 2000

UNDER 11 DCMR §3125.9, "NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6."

BAB/8.17.00

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT

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[REDACTED]

**BZA APPLICATION NO. 16273**

As Director of the Office of Zoning, I certify and attest that on AUG 22 2000 a copy of the order entered on that date in this matter was mailed first class, postage prepaid, to each party who appeared and participated in this matter, and who is listed below:

Allison Prince, Esquire  
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Peter Pulsifer, Chairperson  
Advisory Neighborhood Commission 2E  
St. John's Episcopal Church  
3265 S Street, NW  
Washington, DC 20007

ATTESTED BY:

  
JERRILY R. KRESS, FAIA  
DIRECTOR

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**BZA APPLICATION NO. 16273**

As Director of the Board of Zoning Adjustment, I certify and attest that on FEB 24 1998 a copy of the order entered on that date in this matter was mailed first class, postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

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Attested By: Madelene H. Dobbins

**MADELIENE H. DOBBINS**  
Director

Date: FEB 24 1998

attest/ljp

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